



12 Eastern Green Park Three,
Eastern Green, Penzance,
Cornwall, TR18 3AZ







12 EASTERN GREEN PARK THREE, EASTERN GREEN, PENZANCE, CORNWALL, TR18 3AZ

GUIDE PRICE £189,950 FREEHOLD

- * TWO BEDROOMS * EN SUITE * WALK IN WARDROBE * BATHROOM * STUDY ***
- * LOUNGE WITH BOW WINDOWS * KITCHEN/DINING ROOM WITH INTEGRAL APPLIANCES ***
- * UTILITY AREA * GARDENS TO THREE SIDES * OFF STREET PARKING ***
- * NO ONWARD CHAIN * AGE RESTRICTED OCCUPANCY * GAS CENTRAL HEATING ***
- * EPC = EXEMPT * COUNCIL TAX BAND = A * APPROXIMATELY 67 SQUARE METRES ***

A beautifully presented 40ft x 20ft Acclaim Homeseeker parkhome, manufactured approximately 8 years ago and situated on a double plot within the popular residential area of Eastern Green on the outskirts of Penzance, giving access to all the local amenities. The property comprises of two bedrooms, one of which is en suite and has a walk in wardrobe, main bathroom, open plan kitchen/dining room with integral appliances, utility room, lounge and study. There is parking for several vehicles and the gardens are enclosed to three sides of the property with areas laid to patio, artificial lawn and concrete shed with power and light.

External steps lead to:

BALCONY: Double glazed door into:

HALL: Radiator, access to loft, two cupboards, doors to:

LOUNGE: 15' 2" x 11' 3" (4.62m x 3.43m) Two double glazed bow windows to side and front, two radiators, TV point, fan assisted electric fire, double glass doors into:

KITCHEN/DINING ROOM: 16' 4" x 7' 5" (4.98m x 2.26m) One double glazed window to front and two to the side, radiator, base and wall units with work surface over, gas hob, extractor fan, electric oven, single drainer stainless steel sink unit, integral dishwasher, inset spotlights. Kitchen opens into:

UTILITY ROOM: 7' 5" x 5' 4" (2.26m x 1.63m) Double glazed door to rear, integral fridge/freezer and washing machine, cupboard housing combination boiler, door then returns back into hallway.

From hallway further doors into:

BEDROOM ONE: 9' 7" x 9' 2" (2.92m x 2.79m) Double glazed window to side, radiator, walk in wardrobe with radiator.

EN SUITE: Double glazed window to rear, inset spotlights, extractor fan, towel rail WC, vanity wash hand basin, fully tiled mains shower unit.

BEDROOM TWO: 9' 2" x 8' 5" (2.79m x 2.57m) Double glazed window to side, radiator, built in wardrobes to one wall, TV point.

STUDY: 6' 2" x 4' 10" (1.88m x 1.47m) Double glazed window to side, radiator.

BATHROOM: Double glazed window to side, fully tiled walls, inset spotlights, extractor fan, heated towel rail, WC, vanity wash hand basin, bath with mixer shower over.

OUTSIDE: To the front and side of the property there is parking for several vehicles. The gardens are to three sides of the home, laid to patio and artificial turf with a concrete shed with power and light.

NB: The property is located on the Eastern Green Park where there is a monthly ground rent of approximately £190 pm, this is reviewed annually in April and adjusted in line with IPI. The park is for residents aged 45 and over. Up to two pets are allowed with written permission of the site owner.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///worthy.command.sigh

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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